



CORPORATION OF THE MUNICIPALITY OF WEST NIPISSING /
LA CORPORATION DE LA MUNICIPALITÉ DE NIPISSING OUEST

**MINUTES OF THE SPECIAL COUNCIL MEETING
HELD IN VERNER ARENA (main lobby)
ON THURSDAY, JUNE 28, 2018 AT 6:30 PM**

PRESENT: MAYOR JOANNE SAVAGE
COUNCILLOR YVON DUHAIME
COUNCILLOR GUY FORTIER
COUNCILLOR ROLAND LARABIE
COUNCILLOR NORMAND ROBERGE
COUNCILLOR GUILLES TESSIER

ABSENT: COUNCILLOR DENISE BRISSON
COUNCILLOR LEO MALETTE
COUNCILLOR JAMIE RESTOULE

A) Declaration of pecuniary interest / Déclaration d'intérêts pécuniaires

No pecuniary interest declared.

B) Adoption of agenda / Confirmation de l'ordre du jour

B-1 A resolution was passed adopting the agenda as presented.

No. 2018/249 Moved by: Councillor Roberge
Seconded by: Councillor Tessier

BE IT RESOLVED THAT the Agenda for the SPECIAL meeting of Council held on June 28th, 2018 be adopted, as presented / amended. **CARRIED**

C) Community Services / Services communautaires

C-1 Update re: Verner Municipal Building

The Director of Economic Development and Community Services provided Council with an staff report outlining the various options available to Council pertaining to the required repairs of the Verner municipal building. The Director highlighted various items in the J.L. Richards Condition Report noting that certain additional cost were not factored into their calculations.

The Director further informed Council that in addition to the proposed Options 1 & 2, the Verner municipal building will also require additional renovations, in the near future; which would include remedial brick work, washroom upgrades, electrical upgrades, roofing, etc.. These additional renovation costs, estimated at \$500,000, would ensure the long term viability of the building.

The following three (3) options were presented to Council for discussion:

OPTION 1: MANDATORY STRUCTURAL DEFICIENCY REPAIRS

This option includes repairing all identified deficiencies in order to regain occupancy of the OMAFRA space.

Timeline:.....9 - 12 months
Estimated cost:\$690,000 - \$765,000

In this scenario, the Municipality would seek a commitment from OMAFRA that they would return to the site once repairs are completed. The Municipality remains responsible for the temporary relocation of remaining tenants and associated costs during renovations.

OPTION 2: DEMOLITION OF OMAFRA SPACE

This option includes the complete demolition of the section of the building where the OMAFRA office was located (old gymnasium).

Timeline:6 – 9 months
Estimated Costs:\$175,000 - \$225,000 (demolition cost only)

In addition to the demolition costs, additional estimated costs of \$290,000 will be required to renovate the new OMAFRA space as well as other municipal spaces within the building. The Municipality remains responsible for the temporary relocation of remaining tenants and associated costs during renovations.

OPTION 3: COMPLETE DEMOLITION OF EXISTING BUILDING

This option consists of demolishing the entire building.

Estimated costs: \$490,000 - \$550,000 (includes complete demolition, relocation of services for splash pad and landscaping)

This scenario impacts all tenants as new locations will be required for everyone. The Municipality remains responsible for the relocation of remaining tenants and associated costs; which would include the Municipal Office, Library and Dr. Bourgault's office, noting that OMAFRA has the option of ending their current lease agreement and seek out an alternate site, if they so choose.

Discussion ensued and the following comments were noted:

- Municipal staff have initiated discussions with the Knights of Columbus regarding the possibility of renting their hall to temporarily house the Verner Library. As this site requires minimal renovations, the relocation could happen fairly quickly. However, nothing has been negotiated until staff receive direction from Council.
- There is available space in the Verner Pharmacy building and there have been preliminary meetings with the owner to discuss possible leasehold options, if required.
- Citing Council's previous commitment to retain Dr. Bourgault's office in Verner, municipal staff continue their negotiations with the doctor and the owner of the Verner Pharmacy regarding renovations of the temporary relocation site.
- As there is no other municipal space available within the Verner limits for temporary relocation of the OMAFRA office, staff will be proposing the small hall in Cache Bay as an alternate temporary relocation to CBRE Ltd., OMAFRA's leasehold agency. This temporary site could be available quickly as it requires minimal renovations; however the final decision remains with CBRE Ltd..

In conclusion, Council directed staff to :

- Proceed with 'Option 2' for the remediation of the Verner municipal building and demolish/tear down the OMAFRA space.
- Continue discussions with the Knights of Columbus organization to determine if the Municipality can rent their hall to temporarily relocate the Verner Library while renovations are performed at the municipal building.
- Continue conversations with the existing tenants, OMAFRA and Dr. Bourgault, to determine their interest in returning to the Verner municipal building location once renovations are completed.

D) Adjournment / Ajournement

D-1 A resolution was passed to adopt By-law **2018/59** to confirm the proceedings of Council at its meeting of June 28, 2018.

No. 2018/250 Moved by: Councillor Fortier
Seconded by: Councillor Larabie

BE IT RESOLVED THAT By-law No. **2018/59**, being a By-law of the Municipality of West Nipissing to confirm the proceedings of Council at its meeting held on the 28th day of June 2018, shall come into force and take effect on the date it is passed.


CARRIED

D-2 A resolution was passed to adjourn the meeting.

No. 2018/251 Moved by: Councillor Larabie
Seconded by: Councillor Fortier

BE IT RESOLVED THAT the SPECIAL meeting of Council held on June 28th, 2018 be adjourned.

CARRIED



JOANNE SAVAGE,
MAYOR



JANICE DUPUIS,
DEPUTY CLERK